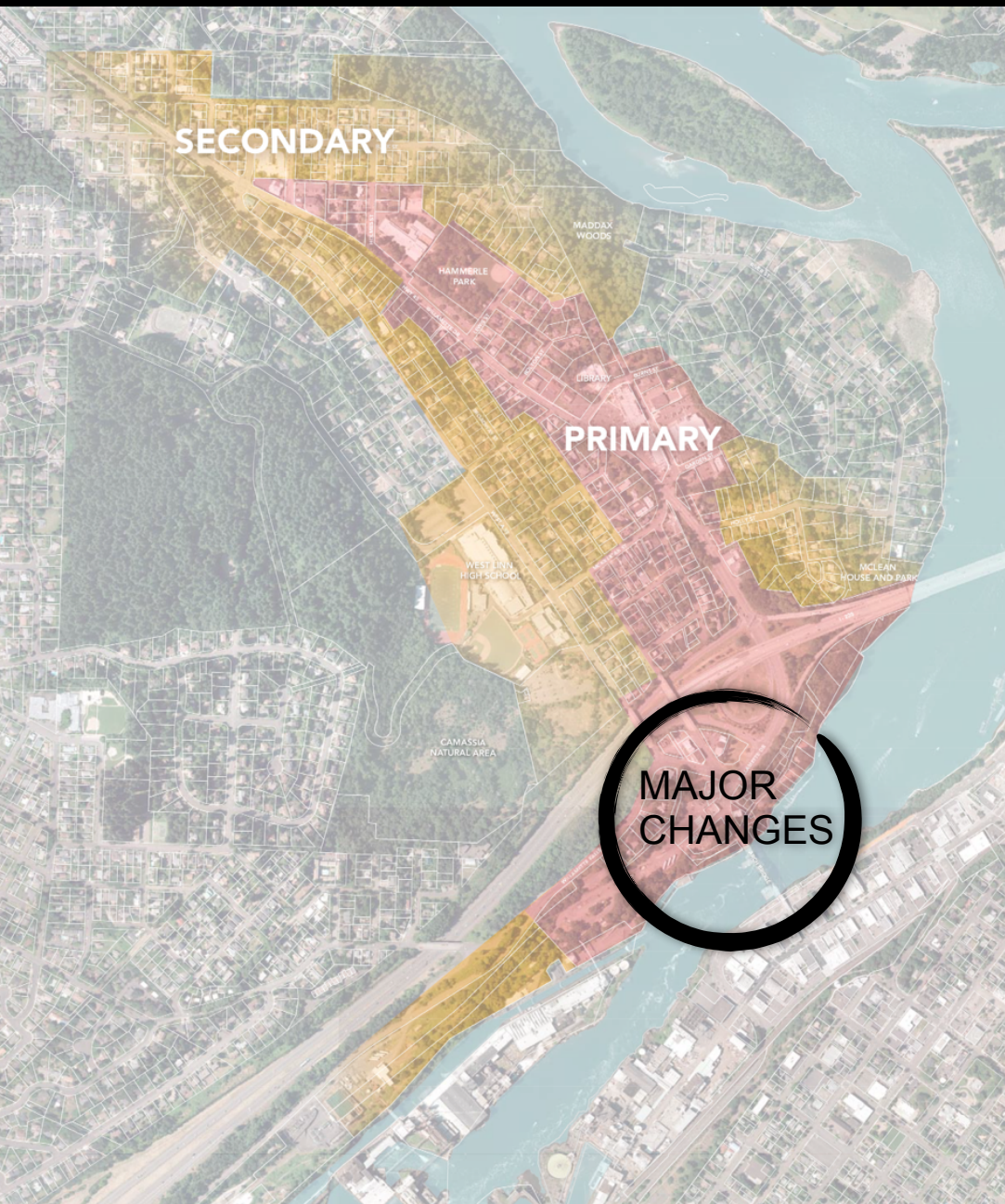


Welcome

Overview





Area A

South of 205: Major changes

CIRCULATION OPPORTUNITIES:

Highway 205 Interchange

What: Improved interchange (*compatibility with Arch Bridge center*)

- Enhanced intersection w/signal
- Create a gateway element in circular area
- Possible sidewalk connections
- Potential new development site (*longer-term proposition*)





CIRCULATION OPPORTUNITIES:

Wayfinding

What: Signs, viewpoints and markers

- Street markers
- Overlooks
- Interpretive signs on trail





A Circulation

SECONDARY

PRIMARY

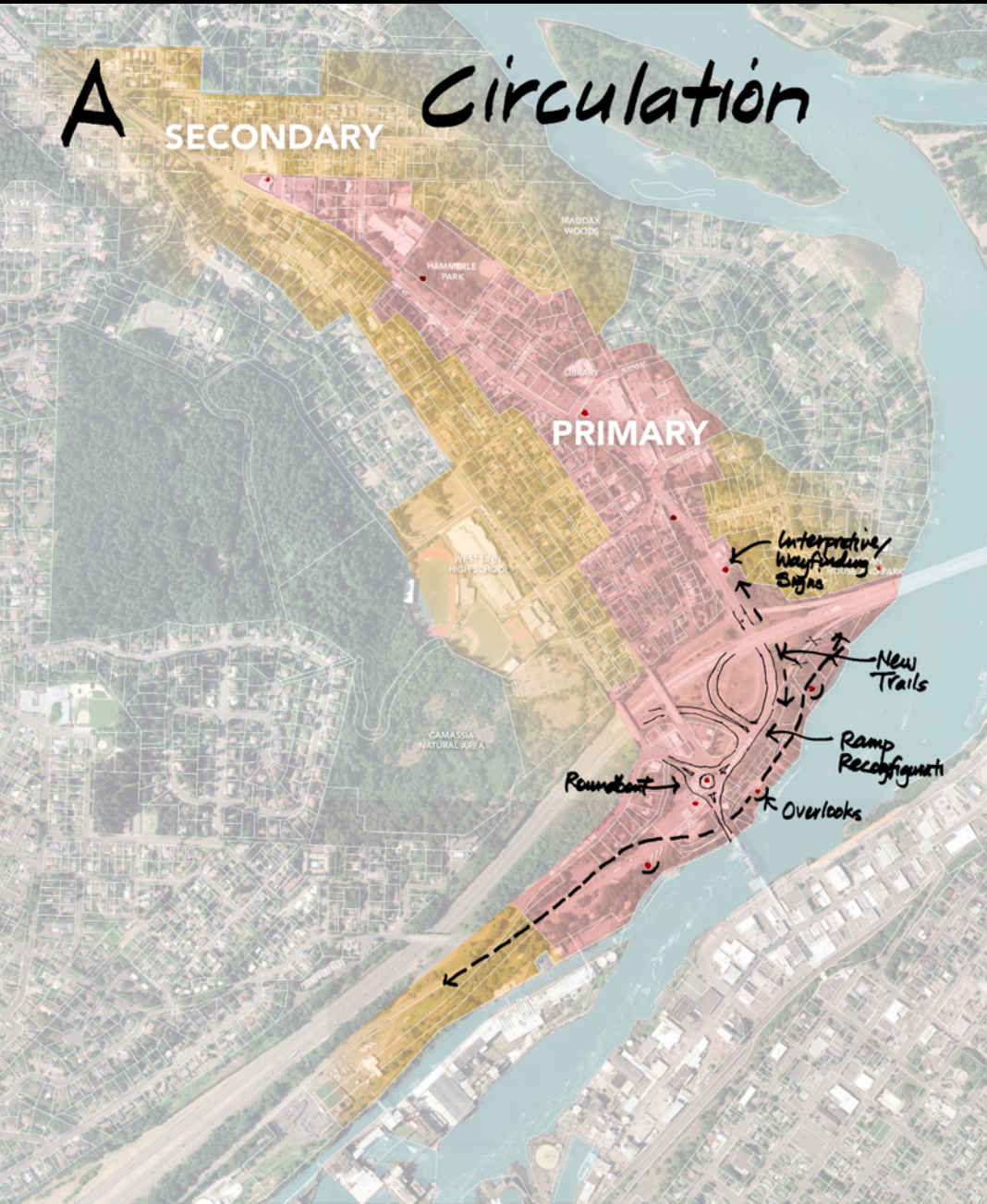
Interpretive
Wayfinding
Signs

New
Trails

Ramp
Reconfiguration

Overlooks

Roundabout



OPEN/CIVIC SPACE OPPORTUNITIES:

Broadway Bridge Improvements

What: Revamp Broadway Bridge

- Improve community access to / from Arch Bridge center
- Emphasize pedestrians and bikes
- Narrow vehicular lanes, focus on local access
- Re-align intersection with Arch Bridge area development



OPEN/CIVIC SPACE OPPORTUNITIES:

Waterfront Trail

What: Improve / extend trail from West Bridge Park (*westward*)

- Follow Territorial / Mill Street alignment
- Around / through new Arch Bridge center development
- Formalize existing trail connections to Highway 43
- Improve connection to fishing pier



OPEN/CIVIC SPACE OPPORTUNITIES:

“Social Treehouse”

What: Community center

- Civic / multi-purpose building
- Possible location - Old police station?



A

SECONDARY

Open Space

PRIMARY

MADDAX
WOODS

HAINSBELLE
PARK

LIBRARY

WESTBROOK
HIGH SCHOOL

CAMASSIA
NATURAL AREA

MCLEAN
HOUSE AND PARK

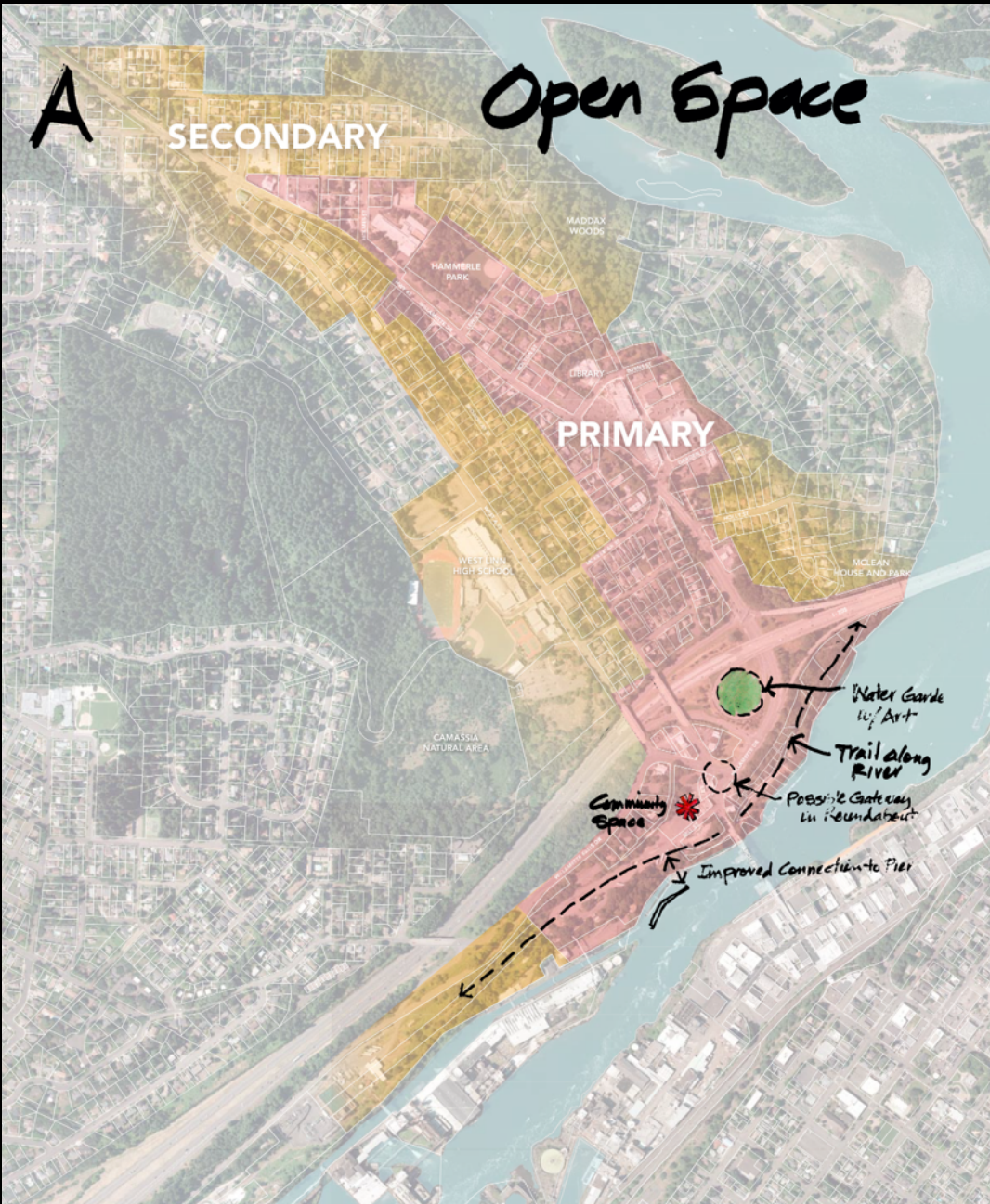
Community
Space

Water Garden
w/ Art

Trail along
River

Possible Gateway
in Roundabout

Improved Connections to Pier



DEVELOPMENT OPPORTUNITIES:

Arch Bridge Center, Mill Entrance

What: A master plan for the mill parking lot / entrance area, including:

- Hospitality emphasis
- Hotel w/conference center
- Mixed-use development
 - Commercial space at ground level (*office and residential above*)
 - New Office Space
 - Condominiums on upper floors (*4+ levels*)
 - Shared parking (*below new grade level*)
 - Restaurant/brewpub, with view deck
 - Phased construction
- Public gathering space (*a plaza/town square*)
- Pedestrian connections (*north + surrounding areas*)
- “Main street” feel/design



DEVELOPMENT OPPORTUNITIES:

Arch Bridge Center, Broadway Bridge Corridor

What: Mixed-use development, including:

- Mid-rise, mixed-use (*5+ stories?*)
- New landmark structure(s)
- Parking tucked into hillside



A Development Opportunities

SECONDARY

PRIMARY

Mixed Use Development



Concept Sketch





Area B

North of 205:
Change in selected areas

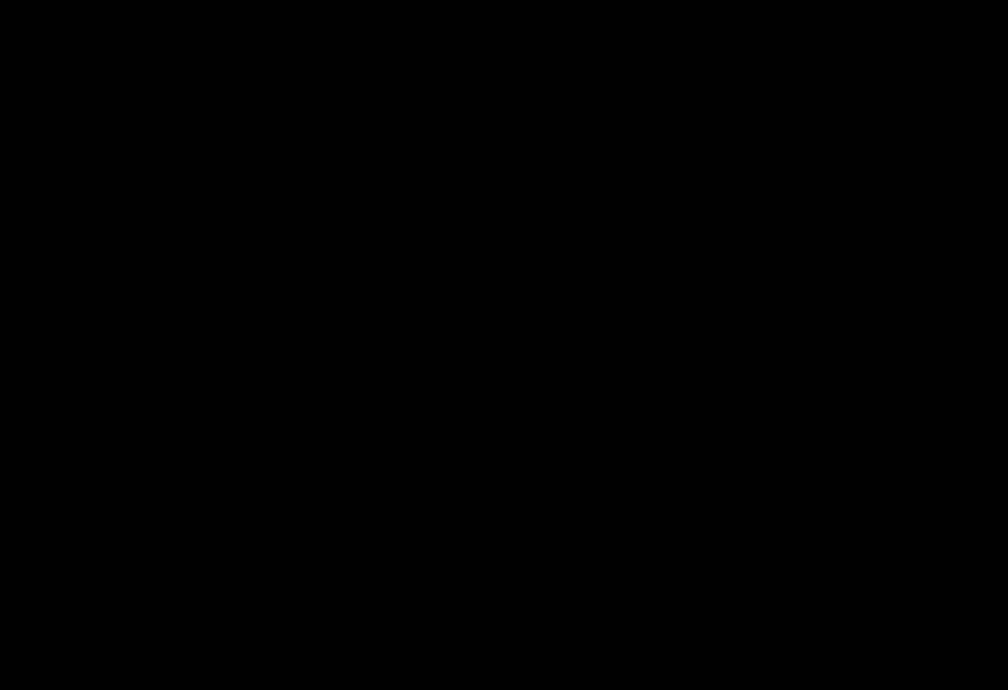
CIRCULATION OPPORTUNITIES:

Willamette Drive Improvements

What: Complete street / walkable revamp

- Creates a “linear gateway”
- Bike routes
- Enhance pedestrian routes / sidewalks
- Improve pedestrian crossings
- New lighting
- Landscaping (*median, sidewalk areas*)





CIRCULATION OPPORTUNITIES:

On-street Walking / Bike Routes

What: On-street pedestrian pathways (*select residential areas*)

- Connects residential areas to shopping center
- Connects residential areas to shoreline trails
- Improves safety



B

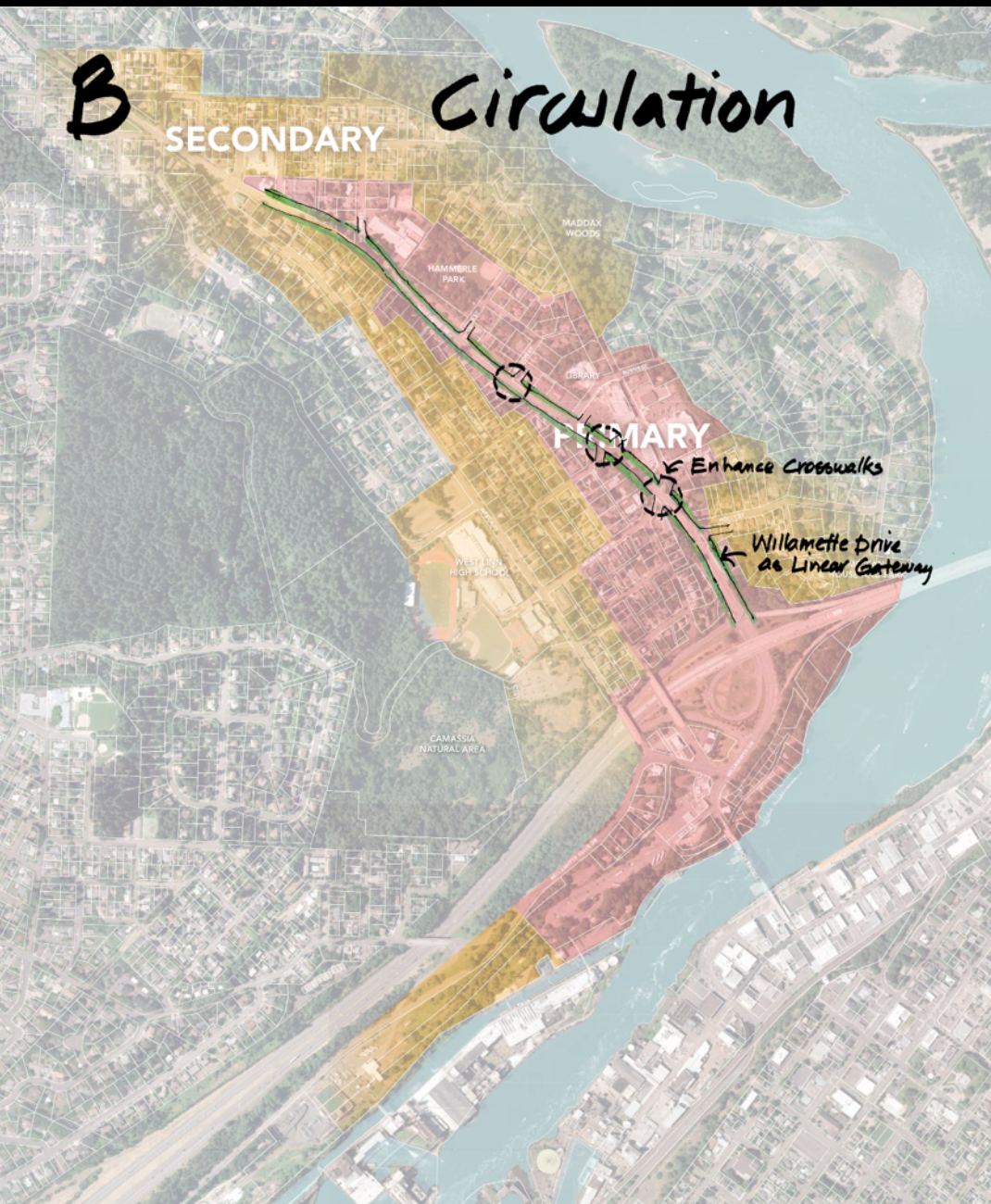
SECONDARY

Circulation

PRIMARY

Enhance Crosswalks

Willamette Drive
as Linear Gateway



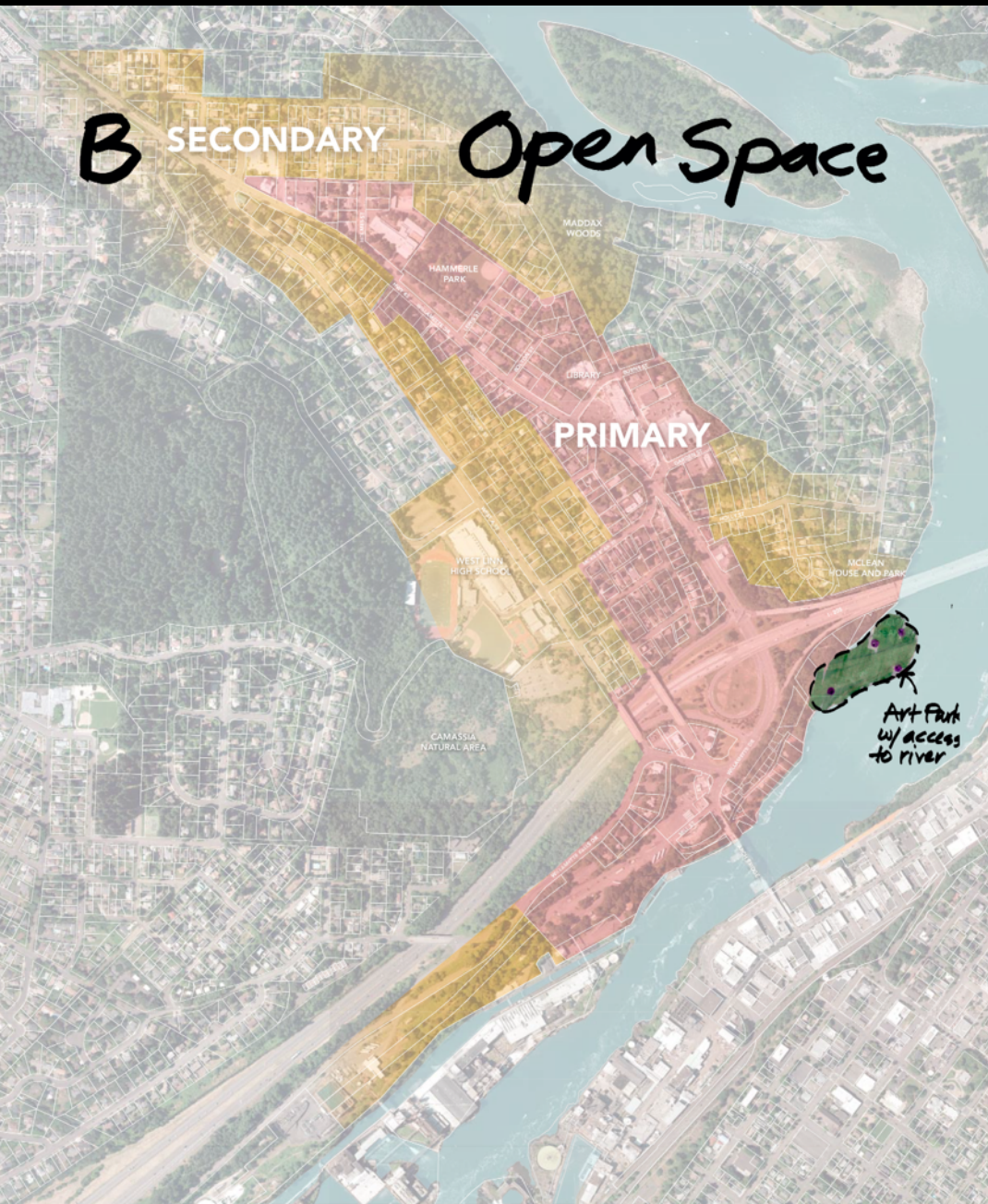
OPEN/CIVIC SPACE OPPORTUNITIES:

Area Below the I-205 Bridge

What: Improvements to under-freeway environment

- Art park (*permanent and temporary art*)
- Non-motorized boat launch
- Enhance McLean site
- Soft-scape parking
- Enhance trail





DEVELOPMENT OPPORTUNITIES:

“Gentle” Infill

What: Compatible housing, services

“Cottage housing”

Accessory Dwelling Units / “Granny Flats” (ADUs)

Potential re-development sites:

- Gas stations (*“gateway” potential*)
- Burns parcels
- Post Office (*retaining postal services*)
- Territorial Drive infill
- Townhomes along Willamette Drive



DEVELOPMENT OPPORTUNITIES:

Old Fire Station

What: Redevelop / re-purpose existing fire station

- Housing over ground-floor services (*likely*)
- Save façade (*at least*)



B

"Gentle" Infill

SECONDARY

Adaptive
Re-use of Fire Station

ADU's

MADDAX
WOODS

HANIM
PARK

LIBRARY

Infill
Opportunities

PRIMARY

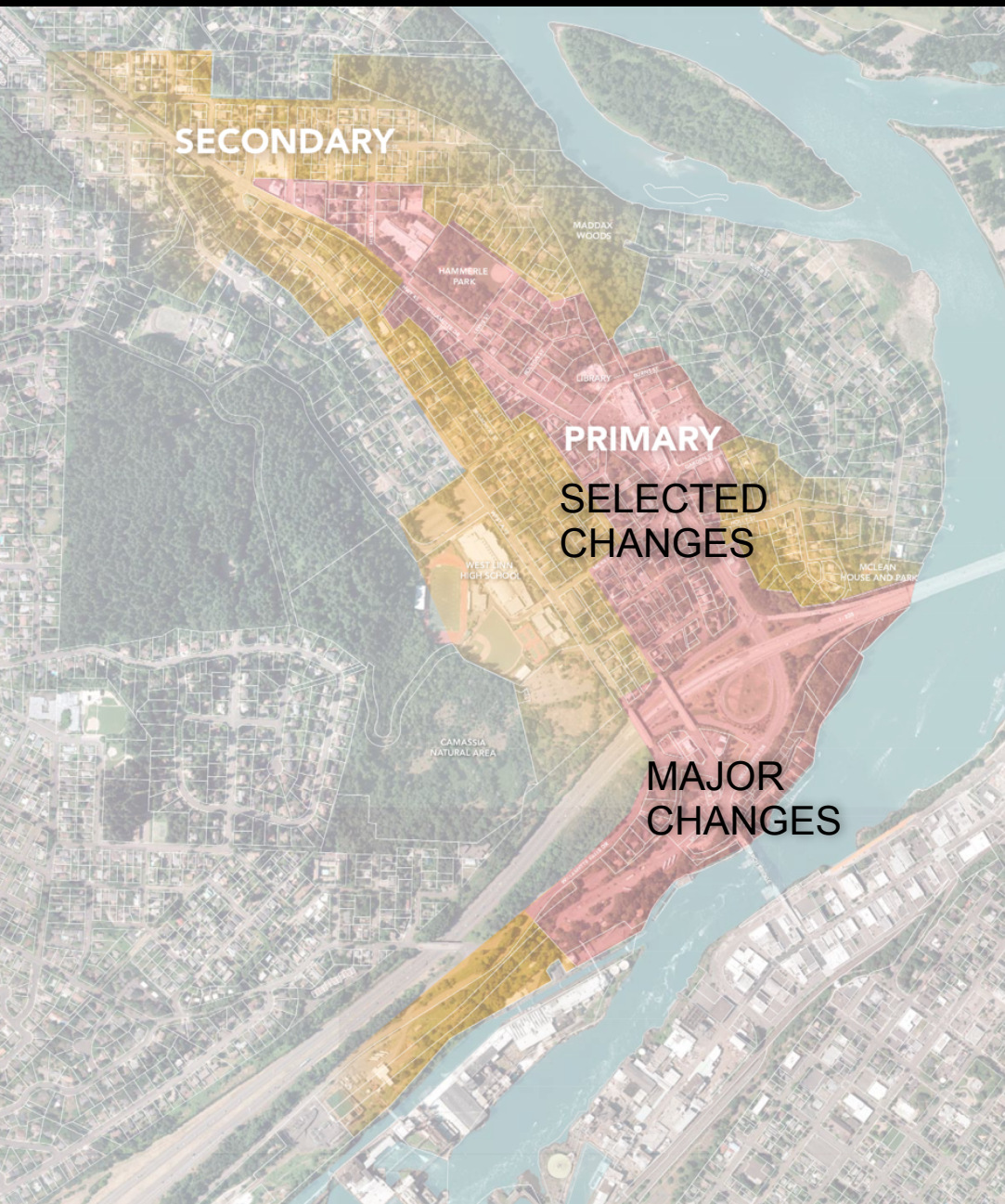
ADU's

ADU's

Redevelopment
of Gas Stations

CAMASSIA
NATURAL AREA





Option C
All of the above

Table Exercise

